



1 Bailey Street
Port Carling, ON P0B 1J0

E: planning@muskokalakes.ca P: 705-765-3156 F: 705-765-6755

PLANNING COMMITTEE - NOTICE OF PUBLIC MEETING

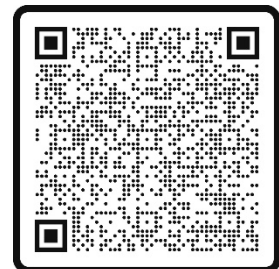
THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

Take notice that the Council for the Corporation of the Township of Muskoka Lakes will be considering an application for a proposed Amendment to Zoning By-law 2014-14 pursuant to Section 34 of the Planning Act, R.S.O., 1990, Chapter P. 13, as amended. **This notice has been sent to you for information and does not require any response unless you wish to make one.**

File No.: ZBA-19/24
Roll No.: 4-12-034-02
By-law: To be assigned.

Owners:	Dena & Adam Ochshorn		
Address & Description:	1805 Peninsula Road Unit 375 Part of Lot 15, Concession 12, Part 2, Plan 35R-19619 (Medora)		
Zoning:	Waterfront Residential (WR4) and Waterfront Residential – Restricted Waterbody (WR4-R)	Lake Joseph (Category 1 Lake)	Schedule: 20
Meeting Date: Thursday, July 11th, 2024 at 9:00 a.m.			

Take further notice that this public meeting will be held in a hybrid forum with electronic Zoom participation, and in-person format for those wishing to attend in-person. The meeting will be held in the **Council Chambers, Municipal Office, 1 Bailey Street, Port Carling, ON**. Should you wish to view an electronic copy of the Notice of Public Meeting for the above-noted application, please visit <https://www.muskokalakes.ca/planning-notices/> or scan the QR code.



Explanation of the Purpose and Effect:

A Zoning By-law Amendment Application has been submitted to permit a recreation and leisure space within a portion of the first storey of an existing two storey boathouse.

Exemption	ZBL 2014-14 Section(s)	Description	Permitted	Proposed
A	3.45	Maximum Number of Habitable Buildings	A dwelling and a sleeping cabin.	A dwelling and a two storey boathouse containing a partial accessory recreational and leisure space in the first storey and



				an accessory sleeping cabin in the second storey.
B	4.1.3	Waterfront Residential Zone Provisions	--	Limit the maximum permitted gross floor area of a recreational and leisure space within the first storey of a two storey boathouse to 340 sq. ft.
C	4.1.7 & 4.1.7.16	Permitted Uses Within the First Storey of a Boathouse	<p>Berthing and sheltering of boats or other marine related equipment;</p> <p>A washroom, utility room for electrical panels, water supply equipment, plumbing related to sewage disposal, or other similar purpose, and sauna, which do not cumulatively exceed 100 sq. ft. in floor area; and</p> <p>The washroom, sauna and utility room noted above are the only permitted separate rooms in the first storey of a boathouse.</p>	Permit a partial recreational and leisure space within the first storey of a two storey boathouse in addition to existing permitted uses.
D	11	Zoning Definitions	--	Amend to include a definition of an accessory recreational and



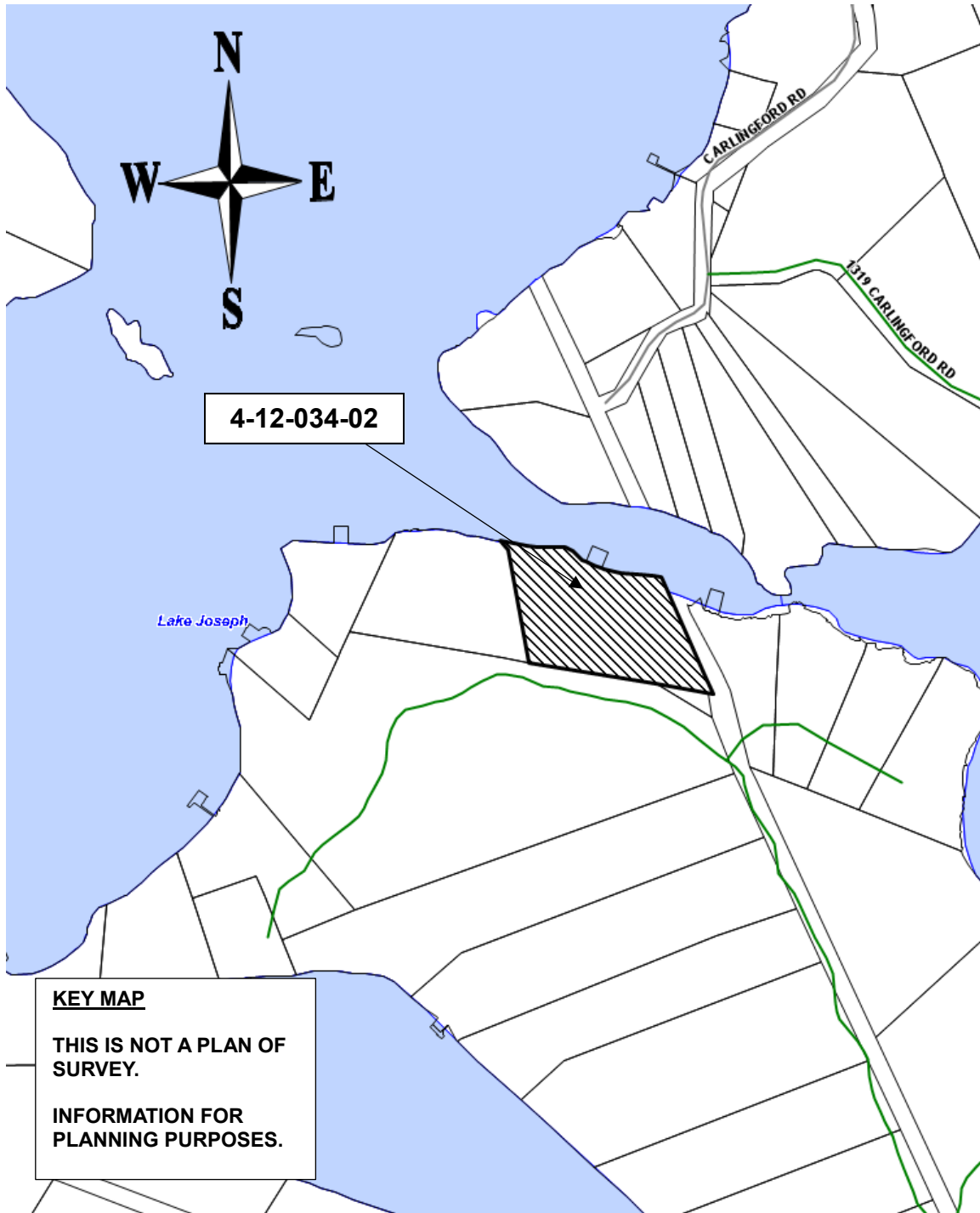
Notice of Public Meeting
ZBA-19/24, Ochshorn

				leisure space, as follows: A habitable accessory space used for recreation, fitness, exercise, relaxation, games, and includes a bar, a washroom, and mechanical and storage areas. A recreational and leisure space does not include bedroom(s), overnight accommodation(s), or a kitchen.
--	--	--	--	--

A key map of the subject property, the applicant's site plan and any drawing, and a draft By-law are included in this notice.



KEY MAP



For more information, please contact the Planning Division weekdays between 8:15 a.m. and 4 p.m. at the Municipal Office, or at planning@muskokalakes.ca or by phone at (705) 765-3156. **Please quote the file number noted above.**



How to Participate:

Submit Comments in Writing



Submit comments to planning@muskokalakes.ca, deliver in-person, or mail to P.O. Box 129, 1 Bailey Street, Port Carling, ON, P0B 1J0

Personal information collected in response to this Notice of Public Meeting will be used to assist staff and Council to process this application and will be made public.

Active Participation In-Person or on Zoom



Hybrid meetings are held at 9:00 a.m. on the above-noted meeting date in Council Chambers at the Municipal Office. For more information about participating via Zoom, visit www.muskokalakes.ca/zoom

If you wish to speak to the Planning Committee at the meeting by electronic participation, please contact planning@muskokalakes.ca by 9:00 a.m. on the regular business day preceding the scheduled meeting.

Watch the Meeting Online



You can access the meeting from YouTube on the Township of Muskoka Lakes YouTube Channel. If the live webcast fails, the meeting recording will be posted under the Government Portal on www.muskokalakes.ca

FAILURE TO PARTICIPATE IN MEETING: If you do not participate in the meeting it may proceed in your absence and, except as otherwise provided in the Planning Act, you will not be entitled to any further notice in the proceedings.

NOTICE OF PASSING & APPEALS: If you wish to be notified of the decision of the Council of the Township of Muskoka Lakes in respect to this application, you must make a written request to planning@muskokalakes.ca. Furthermore, if a person or public body would otherwise have an ability to appeal the decision of the Council of the Township of Muskoka Lakes to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Muskoka Lakes before the by-law is passed, the person or public body is not entitled to appeal the decision. The person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Dated at the Township of Muskoka Lakes this 19th day of June, 2024.

Crystal Paroschy, Clerk
Corporation of the Township of Muskoka Lakes

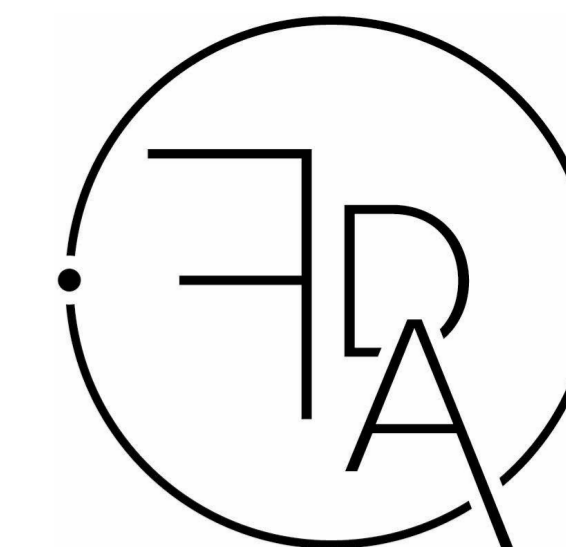


SITE PLAN LEGEND

- PROPERTY BOUNDARY
- PROPERTY BOUNDARY (SECONDARY)
- PROPERTY BOUNDARY (SETBACK)
- EASEMENT
- CONTOURS (MAJOR)
- CONTOURS (MINOR)
- CONTOURS (PROPOSED)
- EXISTING STRUCTURE
- PROPOSED STRUCTURE
- WATER BODY
- PROPOSED STRUCTURE ROOF OVERHANG
- PROPOSED ACCESSORY STRUCTURE
- GASLINE
- WATER/SANITARY
- PROPOSED DRIVEWAY
- ROAD
- TREELINE
- OBJECT REMOVAL
- TREE TRUNK PROTECTION
- PATIO COVERAGE
- LANDSCAPED AREA
- SILT FENCING
- EROSION CONTROL
- PRINCIPAL ENTRANCE

ZONING SKETCH

NOT TO SCALE



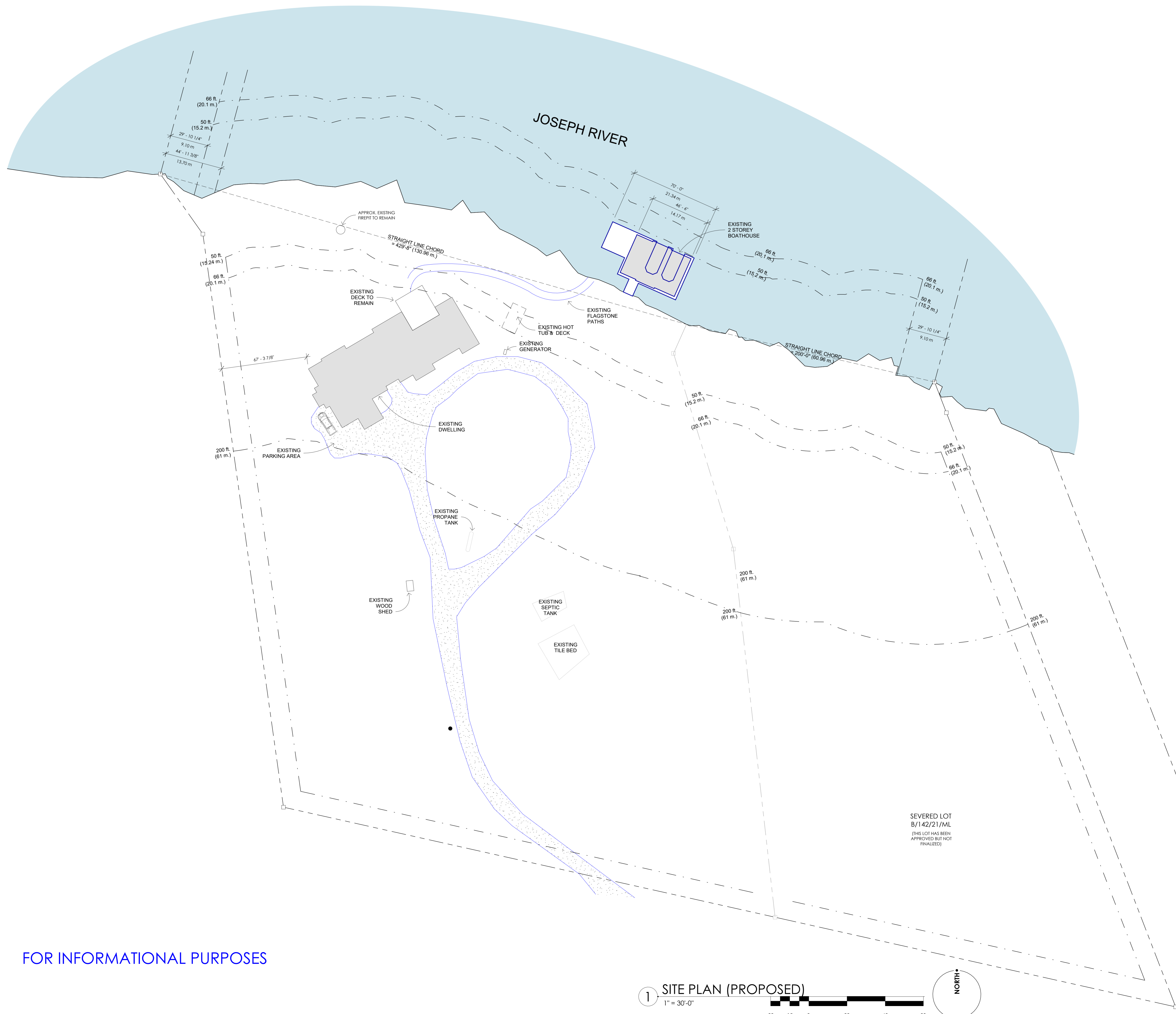
**FORESH EW
DESIGN
ASSOCIATES**

3 Lee Valley Drive, Unit 2
Port Carling, Ontario, Canada
POB 1J0

705.341.8266
aforeshew@foreshewda.com

www.foreshewda.com

PROFESSIONAL ENGINEER



SITE INFORMATION (EXISTING)

EXISTING STRUCTURE COVERAGE	
WITHIN 200 FEET:	
COTTAGE	= 5,958 SQ. FT.
BOATHOUSE	= 1,535 SQ. FT.
OVER 200 FEET:	
SHED	= 44 SQ. FT.
CURRENT LOT COVERAGE (WITHIN 200FT OF SHORELINE)	= 7,493 SQ. FT.
REMAINING COVERAGE (WITHIN 200FT OF SHORELINE)	= 733.47 SQ. FT.
CURRENT LOT COVERAGE (TOTAL)	= 7,537 SQ. FT.
REMAINING COVERAGE (TOTAL)	= 11,244.07 SQ. FT.

LOT AREA (TOTAL)	= 27,954 m ² (300,904 SQ. FT.)
MAX. LOT COVERAGE	= 6.90 AC.
LOT AREA (WITHIN 200FT OF SHORELINE)	= 2,795.4 m ² (30,090 SQ. FT.)
MAX. LOT COVERAGE (WITHIN 200FT OF SHORELINE)	= 12,009 m ² (129,268 SQ. FT.)
LOT AREA (WITHIN 200FT OF SHORELINE)	= 1,200 m ² (12,927 SQ. FT.)
MAX. LOT COVERAGE (WITHIN 200FT OF SHORELINE)	= 1.200 m ² (12,927 SQ. FT.)

FOR INFORMATIONAL PURPOSES

OCHSHORN COTTAGE RENOVATION
1805 - 375 RIVERDALE ROAD
PORT CARLING, ONTARIO

ISSUE: DATE: ISSUED:

DRAWN BY
ACF

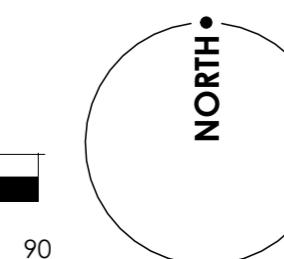
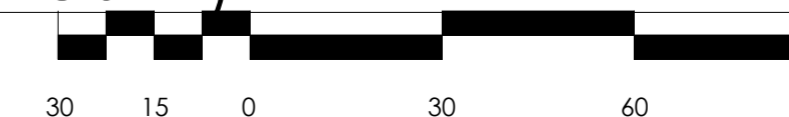
PROJECT NUMBER 20015

SHEET NAME
SITE PLAN (SEVERANCE)

SHEET NUMBER

A1-3

1 SITE PLAN (PROPOSED)
1" = 30'-0"

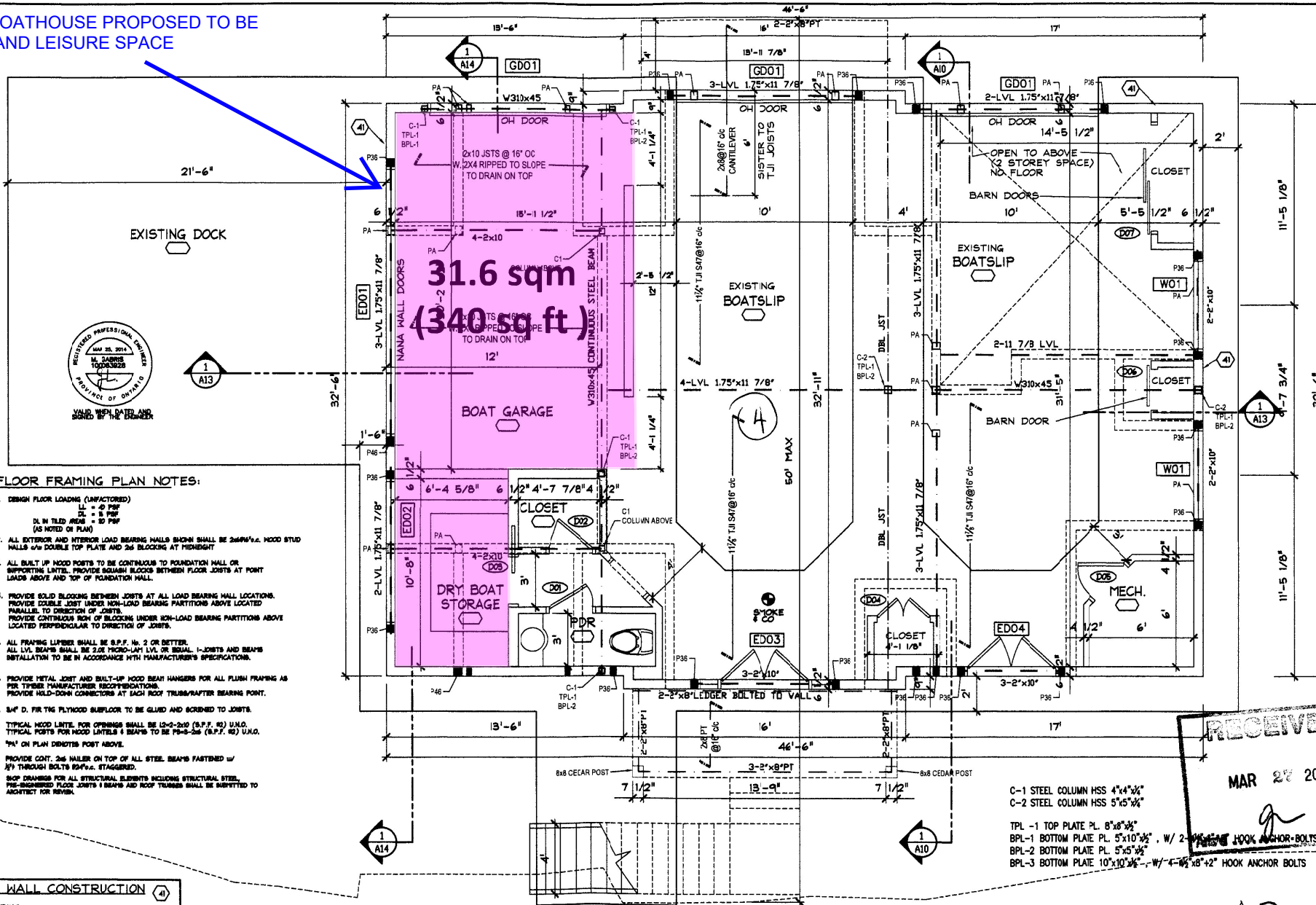


EXISTING SITE PLAN : 04.12.2024

FIRST STOREY BOATHOUSE FLOOR PLAN

NOT TO SCALE

PORTION OF BOATHOUSE PROPOSED TO BE RECREATION AND LEISURE SPACE



FLOOR FRAMING PLAN NOTES:

- DESIGN FLOOR LOADS (UNFACTORED)
 LL = 20 PSF
 DL IN TILED AREAS = 30 PSF
 (AS NOTED ON PLAN)
- ALL EXTERIOR AND INTERIOR LOAD BEARING WALLS SHALL BE 240mm x 4.0. WOOD STUD WALLS TO DOUBLE TOP PLATE AND 2x6 BLOCKING AT FRESHIGHT
- ALL BUILT UP WOOD POSTS TO BE CONTINUOUS TO FOUNDATION WALL OR SUPPORTING LINTLS. PROVIDE SQUARE BLOCKS BETWEEN FLOOR JOISTS AT POINT LOADS ABOVE AND TOP OF FOUNDATION WALL.
- PROVIDE SOLID BLOCKING BETWEEN JOISTS AT ALL LOAD BEARING WALL LOCATIONS. PROVIDE DOUBLE JOIST UNDER NON-LOAD BEARING PARTITIONS ABOVE LOCATED PARALLEL TO DIRECTION OF JOISTS. PROVIDE CONTINUOUS ROW OF BLOCKING UNDER NON-LOAD BEARING PARTITIONS ABOVE LOCATED PERPENDICULAR TO DIRECTION OF JOISTS.
- ALL FRAMING LUMBER SHALL BE S.P.F. No. 2 OR BETTER. ALL LVL BEAMS SHALL BE 2.0E MICRO-LAM LVL OR EQUAL. L-JOISTS AND BEAMS RETAILLATION TO BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- PROVIDE METAL JOIST AND BUILT-UP WOOD BEAM HANGERS FOR ALL FLUSH FRAMING AS PER THESE MANUFACTURER RECOMMENDATIONS. PROVIDE HOLD-DOWN CONNECTORS AT EACH ROOF TRUSS/RAPTER BEARING POINT.
- 3/4" D. FIR THE PLYWOOD SUBFLOOR TO BE GLUED AND SCREWED TO JOISTS.
- TYPICAL WOOD LINTLS FOR OPENINGS SHALL BE 150-0-250 (S.P.F. #2) U.N.O. TYPICAL POSTS FOR WOOD LINTLS 6 BEAMS TO BE P3-5-250 (S.P.F. #2) U.N.O.
- "M" ON PLAN DENOTES POINT ABOVE.
- PROVIDE CONT. 2x6 HULLER ON TOP OF ALL STEEL BEAMS FASTENED w/ 3/4" THROUGH BOLTS @ 4' o.c., STAGGERED.
- SHOP DRAWINGS FOR ALL STRUCTURAL ELEMENTS INCLUDING STRUCTURAL STEEL, PRE-ENGINEERED FLOOR JOISTS & BEAMS AND ROOF TRUSSES SHALL BE SUBMITTED TO ARCHITECT FOR REVIEW.

TYP. EXTERIOR WALL CONSTRUCTION (4)
 3/4" PREFIN. WOOD SIDING
 3/4" WOOD STRAPPING
 TYVEK AIR BARRIER
 1/2" EXTERIOR PLYWOOD
 2" X 6" WOOD STUDS @ 6" O.C.

GROUND FLOOR PLAN
 SCALE=3/16"=1'-0"

PROPOSED FLOOR AREA = 1535.25 SF
 BOATHOUSE FOR SEASONAL USE ONLY

C-1 STEEL COLUMN HSS 4"x4"x4"
 C-2 STEEL COLUMN HSS 5"x5"x4"
 TPL -1 TOP PLATE PL. 8"x8"x3/4"
 BPL-1 BOTTOM PLATE PL. 5"x10"x3/4" . W/ 2-1/2" DIA. HOOK ANCHOR BOLTS
 BPL-2 BOTTOM PLATE PL. 5"x5"x3/4"
 BPL-3 BOTTOM PLATE 10"x10"x3/4" . W/ 4-1/2" DIA. HOOK ANCHOR BOLTS

RECEIVED
 MAR 27 2014

A3

375 RIVERDALE ROAD, MUSKOKA
 JAN 4-14

THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

BY-LAW 2024-XXX

Being a By-law to amend Comprehensive Zoning By-law 2014-14, as amended, in the Township of Muskoka Lakes

WHEREAS the authority to pass this by-law is provided by Section 34 of the Planning Act, R.S.O. 1990, Chapter P.13 and amendments thereto;

AND WHEREAS By-law 2014-14 was enacted by the Corporation of the Township of Muskoka Lakes to regulate land use within the Municipality;

AND WHEREAS the Council of the Corporation of the Township of Muskoka Lakes deems it advisable to further amend By-law 2014-14;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES ENACTS AS FOLLOWS:

1. Section 12 of By-law 2014-14 is hereby further amended by the addition of the following subsection:
 - 87-XXXX i) The land affected by this amendment is described as Part of Lot 15, Concession 12, (in the former Township of Medora), now in the Township of Muskoka Lakes, more particularly described as Part 2, Plan 35R-19616, as shown hatched on Schedule I to By-law 2024-XXX.
 - ii) Despite the provisions of Section 3.45 of Zoning By-law 2014-14, as amended, for those lands described above, the following habitable buildings shall be permitted: 1. A Dwelling and 2. A Two Storey Boathouse with a partial First Storey Recreational and Leisure Space and a Second Storey Sleeping Cabin, as shown in the location and extent on Schedules II and III to By-law 2024-XXX.
 - iii) Despite the provisions of Section 11 of By-law 2014-14, as amended, for those lands described above, a Recreational and Leisure Space shall be defined as:

A habitable accessory space used for recreation, fitness, exercise, relaxation, games, and includes a bar, a washroom, and mechanical and storage areas. *A Recreational and Leisure Space* does not include bedroom(s), overnight accommodation(s), or a kitchen.
 - iv) Despite the provisions of Section 4.1.7 of By-law 2014-14, as amended, for those lands described above, the maximum permitted gross floor area of a Recreational and Leisure Space within the first storey of a two storey boathouse shall be 340 square feet, as shown in the location and extent on Schedules II and III to By-law 2024-XXX.
 - v) Despite the provisions of Sections 4.1.7 and 4.1.7.16 of By-law 2014-14, as amended, for those lands described above, a Recreational and Leisure Space shall be permitted within the first storey of a boathouse, as shown in the location and extent on Schedules II and III to By-law 2024-XXX.
2. Schedules I, II and III attached hereto are hereby made part of this By-law.
3. All other provisions of By-law 2014-14 apply. To the extent of any conflict

between By-law 2024-XXX and By-law 2014-14, as amended, the provisions of By-law 2024-XXX shall apply.

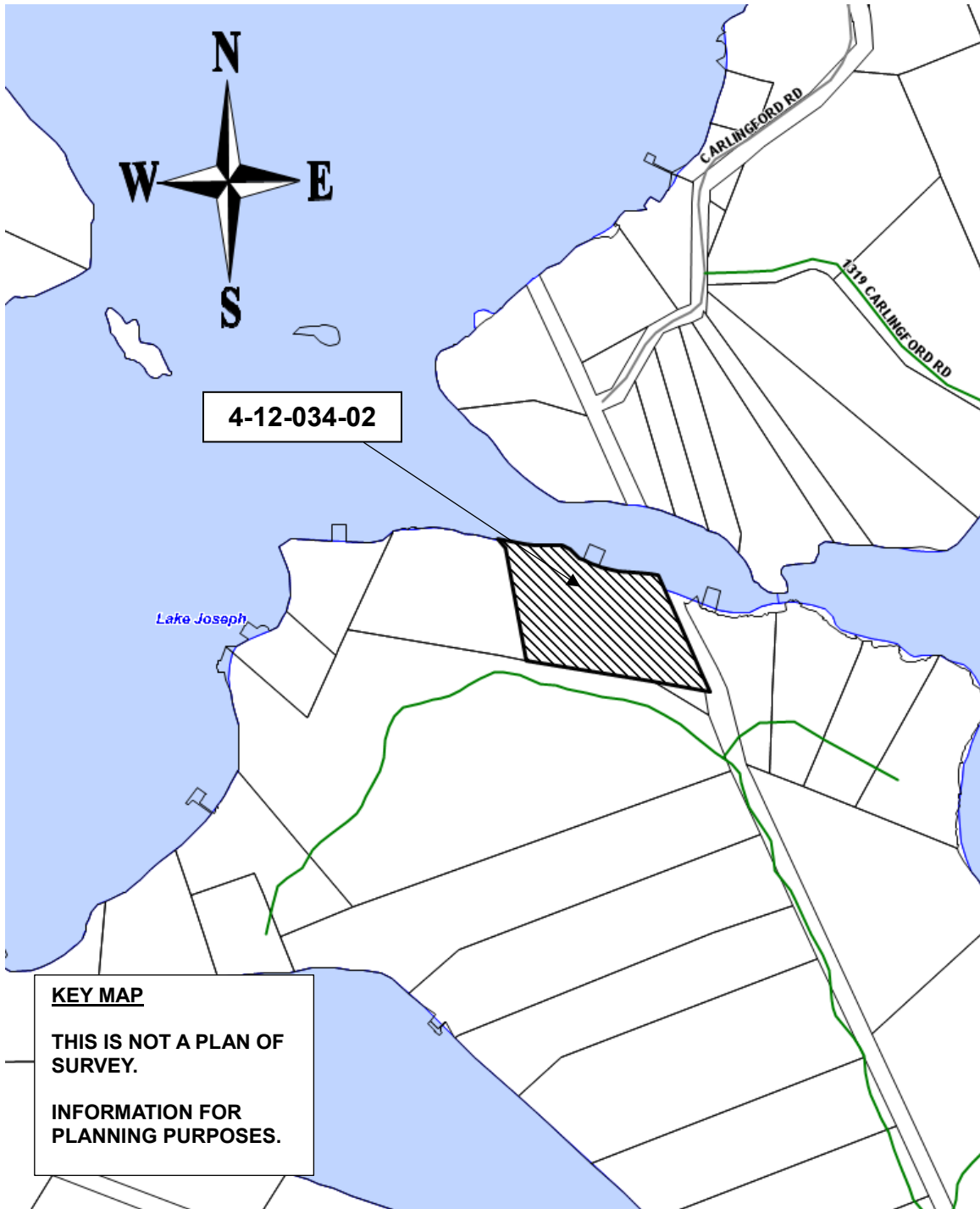
Read a **first, second** and **third time** and **finally passed** this day of , 2024.

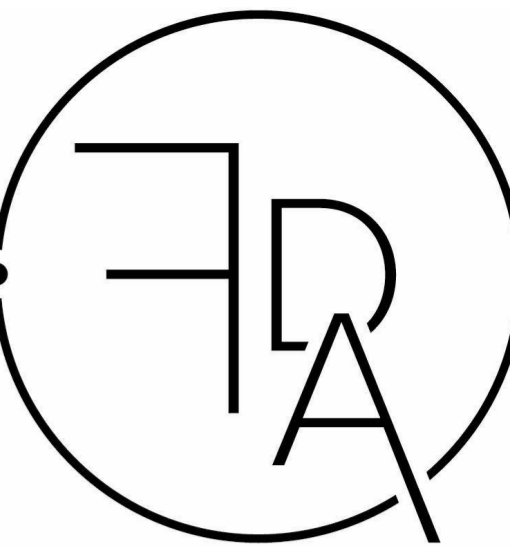
Peter Kelley, Mayor

Crystal Paroschy, Clerk

DRAFT

SCHEDULE I TO BY-LAW 2024-XXX





FORESHAW
DESIGN
ASSOCIATES INC.

3 Lee Valley Drive, Unit 2
Port Carling, Ontario, Canada
POB 1 J0

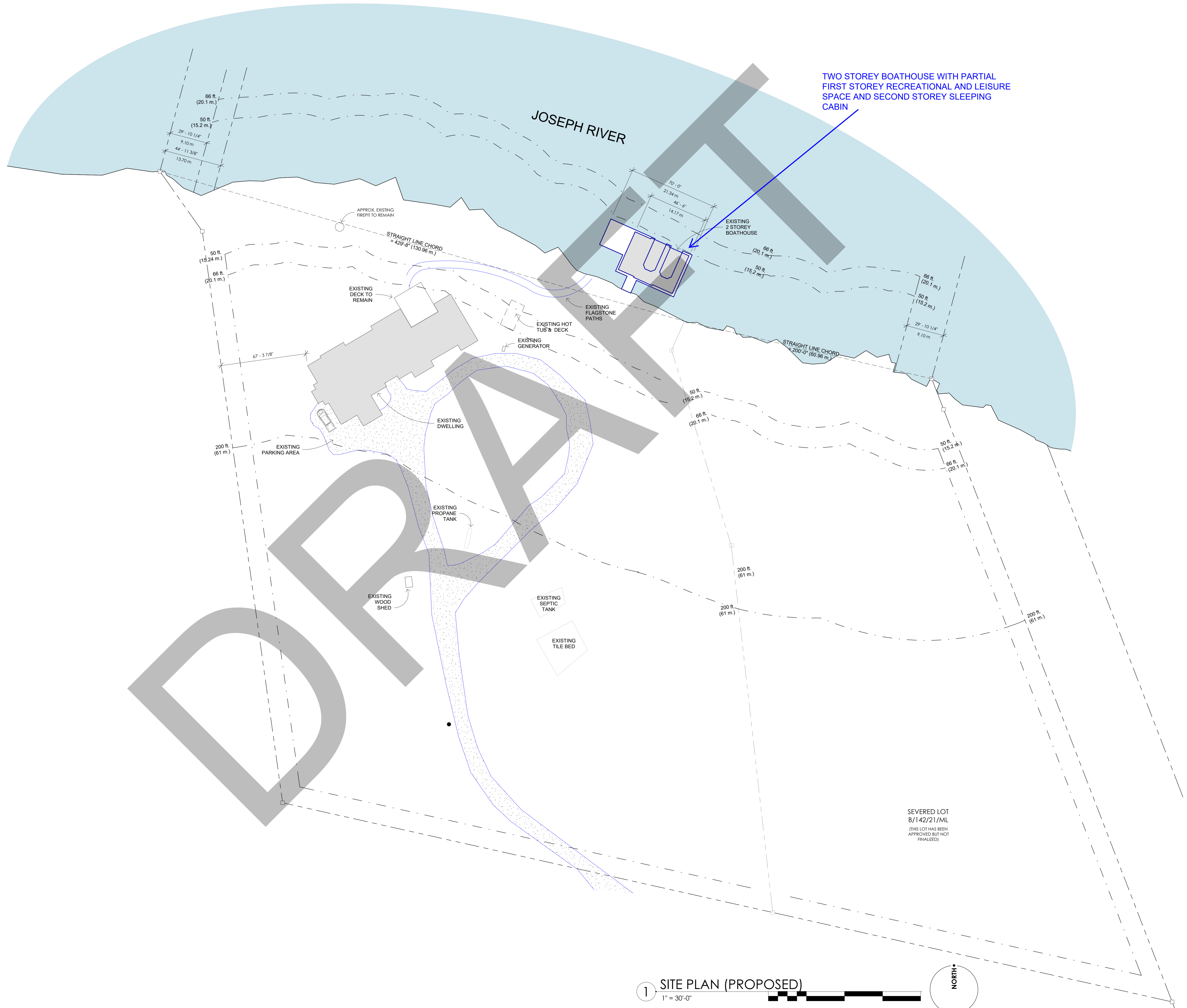
705.341.8266
aforeshew@foreshewda.com

www.foreshewda.com

PROFESSIONAL ENGINEER

SITE PLAN LEGEND

- PROPERTY BOUNDARY
- PROPERTY BOUNDARY (SECONDARY)
- PROPERTY BOUNDARY (SETBACK)
- EASEMENT
- CONTOURS (MAJOR)
- CONTOURS (MINOR)
- CONTOURS (PROPOSED)
- EXISTING STRUCTURE
- PROPOSED STRUCTURE
- WATER BODY
- PROPOSED STRUCTURE ROOF OVERHANG
- PROPOSED ACCESSORY STRUCTURE
- GASLINE
- WATER/SANITARY
- PROPOSED DRIVEWAY
- ROAD
- TREELINE
- OBJECT REMOVAL
- TREE TRUNK PROTECTION
- PATIO COVERAGE
- LANDSCAPED AREA
- SILT FENCING
- EROSION CONTROL
- PRINCIPAL ENTRANCE



TWO STOREY BOATHOUSE WITH PARTIAL
FIRST STOREY RECREATIONAL AND LEISURE
SPACE AND SECOND STOREY SLEEPING
CABIN

SITE INFORMATION (EXISTING)

EXISTING STRUCTURE COVERAGE	
WITHIN 200 FEET:	
COTTAGE	= 5,958 SQ. FT.
BOATHOUSE	= 1,535 SQ. FT.
OVER 200 FEET:	
SHED	= 44 SQ. FT.
CURRENT LOT COVERAGE (WITHIN 200FT OF SHORELINE)	= 7,493 SQ. FT.
REMAINING COVERAGE (WITHIN 200FT OF SHORELINE)	= 733.47 SQ. FT.
CURRENT LOT COVERAGE (TOTAL)	= 7,537 SQ. FT.
REMAINING COVERAGE (TOTAL)	= 11,244.07 SQ. FT.

LOT AREA (TOTAL)	= 27,954 m ² (300,904 SQ. FT.)
(6.90 AC.)	
MAX. LOT COVERAGE	= 2,795.4 m ² (30,090 SQ. FT.)
LOT AREA (WITHIN 200FT OF SHORELINE)	= 12,009 m ² (129,268 SQ. FT.)
MAX. LOT COVERAGE (WITHIN 200FT OF SHORELINE)	= 1,200 m ² (12,927 SQ. FT.)

SEVERED LOT
B/142/21/ML
(THIS LOT HAS BEEN
APPROVED BUT NOT
FINALIZED)

OCHSHORN COTTAGE RENOVATION
1805 - 375 RIVERDALE ROAD
PORT CARLING, ONTARIO

ISSUE: DATE: ISSUED:

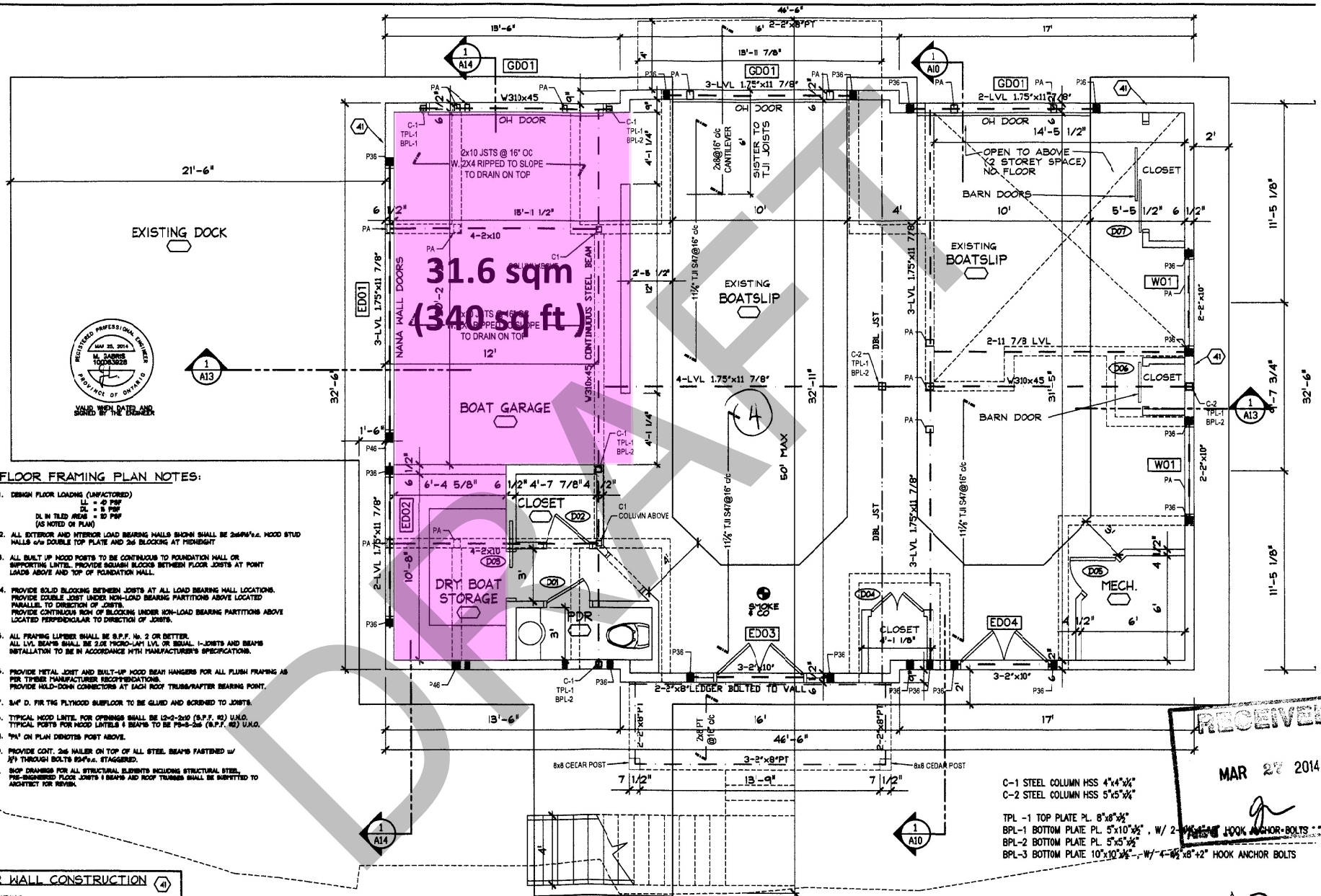
DRAWN BY
ACF
PROJECT NUMBER 20015
SHEET NAME
SITE PLAN (SEVERANCE)

SHEET NUMBER

A1-3

1 SITE PLAN (PROPOSED)
1" = 30'-0"

EXISTING SITE PLAN : 04.12.2024



FLOOR FRAMING PLAN NOTES:

- DESIGN FLOOR LOADING (UNFACTORED)
 LL = 20 PSF
 DL IN TILED AREAS = 30 PSF
 (AS NOTED ON PLAN)
- ALL EXTERIOR AND INTERIOR LOAD BEARING WALLS SHALL BE 200mm x 400mm WOOD STUD WALLS w/ DOUBLE TOP PLATE AND 2x6 BLOCKING AT FISHRIGHT
- ALL BUILT UP WOOD POSTS TO BE CONTINUOUS TO FOUNDATION WALL OR SUPPORTING LITTS. PROVIDE SQUARE BLOCKS BETWEEN FLOOR JOISTS AT POINT LOADS ABOVE AND TOP OF FOUNDATION WALL.
- PROVIDE SOLID BLOCKING BETWEEN JOISTS AT ALL LOAD BEARING WALL LOCATIONS. PROVIDE DOUBLE JOIST UNDER NON-LOAD BEARING PARTITIONS ABOVE LOCATED PARALLEL TO DIRECTION OF JOISTS. PROVIDE CONTINUOUS ROW OF BLOCKING UNDER NON-LOAD BEARING PARTITIONS ABOVE LOCATED PERPENDICULAR TO DIRECTION OF JOISTS.
- ALL FRAMING LUMBER SHALL BE S.P.F. No. 2 OR BETTER. ALL LVL BEAMS SHALL BE 2.0E MICRO-LAM LVL OR EQUAL. L-JOISTS AND BEAMS RETAILLATION TO BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- PROVIDE METAL JOIST AND BUILT-UP WOOD BEAM HANGERS FOR ALL FLUSH FRAMING AS PER TYPESE MANUFACTURER RECOMMENDATIONS. PROVIDE HOLD-DOWN CONNECTORS AT EACH ROOF TRUSS/RAPTER BEARING POINT.
- 3/4" D. FOR THE PLYWOOD SUBFLOOR TO BE GLUED AND SCREWED TO JOISTS.
- TYPICAL WOOD LITTS FOR OPENINGS SHALL BE 150-200 (S.P.F. #2) U.N.O. TYPICAL POSTS FOR WOOD LITTELS 6 BEAMS TO BE 2x4-2x6 (S.P.F. #2) U.N.O.
- 'M' ON PLAN DENOTES POINT ABOVE.
- PROVIDE CONT. 2x6 HULLER ON TOP OF ALL STEEL BEAMS FASTENED w/ 3/4" THROUGH BOLTS @ 4' o.c., STAGGERED.
- SHOP DRAWINGS FOR ALL STRUCTURAL ELEMENTS INCLUDING STRUCTURAL STEEL, PRE-ENGINEERED FLOOR JOISTS & BEAMS AND ROOF TRUSSES SHALL BE SUBMITTED TO ARCHITECT FOR REVIEW.

TYP. EXTERIOR WALL CONSTRUCTION (A1)
 3/4" PREFIN. WOOD SIDING
 3/4" WOOD STRAPPING
 TYVEK AIR BARRIER
 1/2" EXTERIOR PLYWOOD
 2" X 6" WOOD STUDS @ 6" O.C.

GROUND FLOOR PLAN
 SCALE=3/16"=1'-0"

PROPOSED FLOOR AREA = 1535.25 SF
 BOATHOUSE FOR SEASONAL USE ONLY

C-1 STEEL COLUMN HSS 4"x4"x4"
 C-2 STEEL COLUMN HSS 5"x5"x4"
 TPL-1 TOP PLATE PL. 8"x8"x4"
 BPL-1 BOTTOM PLATE PL. 5"x10"x1/2" . W/ 2-1/2" HOOK ANCHOR BOLTS
 BPL-2 BOTTOM PLATE PL. 5"x5"x1/2"
 BPL-3 BOTTOM PLATE 10"x10"x1/2" . W/ 4-1/2" x 2" HOOK ANCHOR BOLTS

RECEIVED
 MAR 27 2014

A3

375 RIVERDALE ROAD, MUSKOKA
 JAN 4-14